

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
February 2, 2017

Chairman, Donald R. Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 5:30 p.m.

I. Roll Call:

Present: Mike DiCillo, Jennifer Frazier, Marge Gantous, John Midlik, and Don Spice
Absent: None
Others in attendance: Dan Cegelka, Building Department

II. Approval of Minutes: January 19, 2017

Motion: Accept the minutes as written

Marge Gantous moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 17-02-006 – 1850 Dooridge Dr., Attached Garage by Chester Byler Construction for Mr. & Mrs. London

Motion: Move to end of the meeting

Mike DiCillo moved and Marge Gantous seconded, upon roll call the motion passed unanimously

2. Case 17-02-007 – 2777 Hunters Ridge S/L 16, New Single Family Dwelling by Ryan Homes

Hope Thurston and Jeremy Feehan with Ryan Homes presented plans for a 4,042 sq. ft. two story "Brentwood" model single family dwelling. The siding will be sandy tan; trim, white; front door, Aurora brown; shutters, terra brown; brick, Sugar Creek; stone, Bucks County and the roof will be weathered wood. Jennifer Frazier commented that on the foundation plan the window is centered in the media room but on the basement floor plan the window slid over to the side. Stone water table returns have been noted.

The Board is requiring:

- A. Page A-1 – Add garage man door to the right elevation
- B. Page A-1 – Add basement window on rear elevation in media room

Motion: Approve it as amended

Mike DiCillo moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

3. Case 17-02-008 – 2754 Hunters Ridge S/L 18, New Single Family Dwelling by Ryan Homes

Hope Thurston and Jeremy Feehan presented plans for a 5,848 sq. ft. two story "Torino" model single family dwelling. The siding will be natural almond; trim, white; front door, pewter green; shutters, pepper-corn; brick, Sugar Creek; stone, Bucks County and the roof will be weathered wood. This house has a double patio door walk out basement. Don Spice noticed the site plan showed rocks. Jeremy Feehan explained it was stone from under his construction trailer that was moved off the site.

The Board is requiring:

- A. Page A-1 – Add garage man door to the right elevation.

Motion: Approve as noted

John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

4. **Case 17-02-009 – 2705 Hunters Ridge S/L 7, New Single Family Dwelling by Ryan Homes**
Hope Thurston and Jeremy Feehan presented plans for a 3,871 sq. ft. two story “Chantilly Place” model single family dwelling. The siding will be Briarwood; trim, beige; front door, rockwood blue green; shutters, blackwatch green; brick, Sugar Creek; stone, Aspen buckeye and the roof will be weathered wood. Jennifer Frazier questioned the placement of windows in bedroom #4 and the Owners bedroom. The applicants were not able to answer the question.

The Board is requiring:

- A. Page A-1 – Add garage man door to the left elevation
- B. Page A-1 – Add basement window on the left elevation under the kitchen window

Motion: Approve as noted

John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

5. **Case 17-02-010 – 2046 Spring Ridge Dr., S/L 85, New Single Family Dwelling by Pulte Homes**
Jamie Heinzman with Pulte Homes presented plans for a 4,878 sq. ft. two story “Crestwood” model single family dwelling. The siding will be storm; trim, glacier white; front door, tricorn black; shutters, black; brick, signature blend; stone, vintage wine fieldstone; shake, platinum gray and the roof will be weathered wood.

Motion: Approve the plans as submitted

Jennifer Frazier moved and John Midlik seconded, upon roll call the motion passed unanimously.

6. **Case 17-02-011 – 2042 Fieldcrest Ln., S/L 46, New Single Family Dwelling by Pulte Homes**
Jamie Heinzman presented plans for a 5,846 sq. ft two story “ Birmingham” model single family dwelling. The Siding will be Cape Cod grey; trim, glacier white; front door, tricorn black; shutters, black; brick, Cedar Creek; stone, charcoal mist ledgestone; shake, platinum grey and the roof will be weathered wood.

Motion: Approve the drawings as submitted

Marge Gantous moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

7. **Case 17-02-012 – 2067 E. Aurora Rd., addition for Finest Auto Wholesale by L.S. Architects, Inc. Preliminary Only – Pending in Planning Commission**
J. P. Lukehart with L. S. Architects presented plans for the addition to Finest Auto Wholesale. They are planning to remove an existing overhang on the outside of the building and replace that with an addition that will be used as a shop. Architecturally they will match the existing structure as close as possible. The applicant showed the Board a sample of the utility size masonry they will be using. They will match the stone detail of the parapet and the corners with sand stone or cast stone. Jennifer Frazier asked if the existing building was split face block that is textured to look like brick. The applicant replied it is actually utility brick and they will match the existing material and it will be in the same modular size. Dan Cegelka added a man door and two exterior lights to the plans that were presented to the Board this evening because these items were discussed in Planning Commission. Jennifer Frazier called out the plans read “white split face block” and the applicant stated it is not veneer nor is it block, it is full size face brick. The plans were changed. Mike DiCillo inquired if the existing brick would be cleaned. The applicant replied he did not know.

Motion: Table the drawings until after Planning Commission approval

Jennifer Frazier moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

8. **Case 17-02-006 – 1850 Dooridge Dr., Attached Garage by Chester Byler Construction for Mr. & Mrs. London**

Motion: Since they didn’t show up we table it to a further meeting

Mike DiCillo moved and Jennifer Frazier seconded, upon roll call the motion passed unanimously.

VI. Work Session: Dan Cegelka explained to the Board that Jeremy Fennel inquired if stone could be substituted for brick to grade. Dan Cegelka explained the sub-division regulations do not address this question and that is why Jeremy Fennel is before the Board this evening. Jeremy Fennel stated he would like to see stone to grade to match the stone on the front of the house, where used. Don Spice stated the Board did not want concrete block foundations and so at that time builders were using more brick on homes than they are now. Don Spice thought a stone foundation would be fine on a house where stone was used on the exterior walls. Jennifer Frazier questioned how this product would hold up compared to brick, since the stone would actually not be "to" grade but in reality would be "below" grade. The waterproofing procedure was reviewed. The Board determined this question would be decided on a case by case basis when the plans are presented for approval.

VII. Adjournment: As there was no further business before the Board Mike DiCillo moved and Jennifer Frazier seconded and the meeting was unanimously adjourned at 6:40 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary